

**BOARD OF ZONING APPEALS AGENDA**  
**JULY 19, 2005**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, July 19, 2005, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

**MATTERS PRESENTED BY BOARD MEMBERS**

- 9:00 A.M. SUMAN CHOUDHARY TRUSTEE, SP 2005-DR-021 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 6503 Anna Maria Ct. on approx. 23,395 sq. ft. of land zoned R-1. Dranesville District. Tax Map 22-3 ((4)) 118.  
PB  
Denied
- 9:00 A.M. LAWRENCE AND CHERYL RICCIARDI, SP 2005-SU-020 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of addition and deck 9.5 ft. from side lot line. Located at 15218 Philip Lee Rd. on approx. 12,575 sq. ft. of land zoned R-C, AN and WS. Sully District. Tax Map 33-4 ((2)) 290.  
DH  
Approved
- 9:00 A.M. MAGGIE A. DEBOARD, SP 2005-SP-023 Appl. under Sect(s). 8-913 and 8-914 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of a second story addition 16.1 ft. with eave 15.3 ft. from side lot line and reduction to minimum yard requirements based on error in building location to permit accessory storage structure to remain 1.0 ft. with eave 0.5 ft. from rear lot line and 14.1 ft. from side lot line. Located at 10508 Clipper Dr. on approx. 21,404 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 87-4 ((3)) 117A.  
DH  
Approved
- 9:00 A.M. JANE TOROK (FORMERLY JANE VAN WAGONER) AND THOMAS TOROK, VC 2004-PR-019 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit accessory structures to remain in the front yard of a lot containing 36,000 sq. ft. or less and to permit fences greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 2908 Westcott Street on approx. 11,627 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((16)) 66. (Decision deferred from 4/20/04, 5/25/04, 7/27/04, 2/8/05, and 2/15/05).  
SL  
Indefinitely  
Deferred
- 9:00 A.M. A. DANE BOWEN, JR., VC 2004-MA-113 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit existing dwelling 6.7 ft. with eave 6.3 ft. from the side lot line. Located at 6330 Hillcrest Pl. on approx. 10,515 sq. ft. of land zoned R-3. Mason District. Tax Map 72-1 ((7)) 74. (Deferred from 11/2/04 and 4/12/05 at appl. req.)  
MS  
Deferred to  
1/10/06 at  
appl. req.

- 9:00 A.M. CHAN S. PARK, SP 2005-SP-012 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church. Located at 12219 Braddock Rd. on approx. 3.55 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-1 ((1)) 57. (Admin. moved from 5/17/05 at appl. req)  
SV  
Admin.  
Moved to  
10/25/05 at  
appl. req.
- 9:30 A.M. VIRGINIA EQUITY SOLUTIONS, LLC, A 2005-PR-015 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant purchased an affordable dwelling unit without obtaining a Certificate of Qualification from the Fairfax County Redevelopment and Housing Authority and is not occupying the dwelling as their domicile in violation of Zoning Ordinance provisions. Located at 8054 Sebon Dr. on approx. 878 sq. ft. of land zoned R-12. Providence District. Tax Map 49-2 ((43)) 139. (Decision deferred from 6/14/05)  
MAT  
Decision  
Deferred to  
9/13/05
- 9:30 A.M. A-1 SOLAR CONTROL, A 2005-DR-012 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant must obtain site plan approval and complete construction of all required improvements in accordance with Special Exception SE 2002-DR-011 prior to issuance of a Non-Residential Use Permit. Located at 10510 Leesburg Pi. on approx. 28,555 sq. ft. of land zoned C-5. Dranesville District. Tax Map 12-4 ((1)) 55. (Decision deferred from 6/14/05)  
MAT  
Decision  
Deferred to  
9/27/05
- 9:30 A.M. CHARLES A. LANARAS, A 2005-DR-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant must obtain site plan approval and complete construction of all required improvements in accordance with Special Exception SE 2002-DR-011 prior to issuance of a Non-Residential Use Permit. Located at 10510 Leesburg Pi. on approx. 28,555 sq. ft. of land zoned C-5. Dranesville District. Tax Map 12-4 ((1)) 55. (Decision deferred from 6/14/05)  
MAT  
Decision  
Deferred to  
9/27/05
- 9:30 A.M. JAMES I. LANE AND/OR JOAN C. TOOMEY, JTWROS, A 2004-SP-025 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height located in the front yard of property located at Tax Map 66-4 ((8)) 7 is in violation of Zoning Ordinance provisions. Located at 12419 Popes Head Rd. on approx. 25,276 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 66-4 ((8)) 7. (Continued from 11/16/04) (Decision deferred from 3/1/05, 5/3/05, and 6/14/05)  
MAT  
Decision  
Deferred to  
8/2/05
- 9:30 A.M. MICHAEL BRATTI AND GINNI BRATTI, A 2005-DR-009 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a fence in excess of four feet in height, which is located in the front yard of property located in the R-2 District, is in violation of Zoning Ordinance provisions. Located at 2025 Franklin Av. on approx. 20,471 sq. ft. of land zoned R-2. Dranesville District. Tax Map 41-1 ((7)) 2. (Admin. moved from 5/24/05 at app. req.) (Deferred from 6/28/05)  
CPJ  
Deferred to  
12/20/05

**JOHN DIGIULIAN, CHAIRMAN**